



THE
A-TEAM

**RE/MAX
FIRST**

2536 4 Avenue, Calgary T2N 0P4

MLS®#: **A2182335**

Area: **West Hillhurst**

Listing Date: **12/05/24**

List Price: **\$860,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**

Lot Information

Lot Sz Ar: **5,392 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Few Trees,Level**
Park Feat: **Single Garage Detached**

DOM

16
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Mixed,Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Washer/Dryer**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 5`0"
Kitchen	Main	11`5" x 16`6"
Bedroom - Primary	Main	11`5" x 11`5"
Bedroom	Basement	11`4" x 12`11"

Room	Level	Dimensions
Bedroom	Main	11`6" x 9`7"
Living Room	Main	11`4" x 16`6"
3pc Bathroom	Basement	6`10" x 5`9"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc: 7525GE

Remarks

Pub Rmks: **Nestled on a picturesque, tree-lined street in the sought-after community of West Hillhurst, this delightful bungalow sits on a generous 45x120 lot. The location is truly unbeatable, offering easy access to downtown, the university and the mountains. The main floor of this home has been beautifully updated, showcasing an open-concept design with a bright and spacious living room, a thoughtfully designed kitchen featuring quartz countertops and high-quality stainless steel appliances, two sizable bedrooms, and a stylish 4-piece bathroom. Large windows and hardwood flooring enhance the warm and inviting atmosphere throughout. The fully finished basement, accessible by a separate side entrance, offers a versatile recreation room, a 3-piece bathroom, a laundry area, and ample storage space. Don't sleep on this one, call your favorite agent today!**

Inclusions: N/A
Property Listed By: MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







